



Bartholomew Consulting Company

8 April 2022

Ms Leslie Orbino  
Seattle Department of Construction and Inspections  
700 Fifth Ave Suite 2000  
PO Box 34019  
Seattle, WA 98124-4019

**Re: SDCI Correction Notice -ZONING  
75 Marion St/ #3033083-LU**

Dear Leslie:

This letter accompanies submittal of corrected plans and other documents in response to your Zoning Markup Summary concerning this application for a Master Use Permit. Please see our responses on p 95 of the Markup Plan Set.

Additionally, your comment(s) are copied below, followed by our response(s).

1. SMC 23.54.035.B.2.c (Loading Berth): Within the Downtown and South Lake Union Urban Centers and within the MPC-YT zone, loading berth requirements may be waived or modified if the Director finds, after consultation with and approval by the Director of Transportation, that the number of loading berths in Table A for 23.54.035 is not required and that the modified number will be sufficient. The applicant shall submit specific information addressing the following criteria, upon which the Director's determination shall be based:
  - a. All loading is proposed to occur on-site; or
  - b. Loading that is proposed to occur in a public right-of-way can take place without disrupting pedestrian circulation or vehicular traffic;
  - c. Additional evidence relating to the size, character and operation of the building and likely tenancy; and
  - d. Where loading occurs at a central loading facility, goods can be distributed to other buildings on-site without disrupting pedestrian circulation or vehicular traffic.

2304 East Newton St. Seattle WA 98112-2941

Land Use Planning / Development Management / Government Relations

Please provide specific information addressing a, c & d.

Response: A detailed, updated Loading Dock Analysis (LDA) has been submitted as part of this response. It specifies that:

- a. All loading would occur on-site.
- b. An attachment to the LDA, a Loading Dock Management Plan, describes substantial measures to ensure that no loading would occur in the public right-of-way. The LDA and these specific measures were vetted with SDCI Transportation reviewer John Shaw and Jackson Keenan-Koch of SDOT.
- c. Since no tenants have been identified at this early stage, it is premature to speculate; however, it is anticipated that ground level retail would include a range of food service businesses and other small retail; levels 2 - 8 would comprise approximately 250,000 square feet of office uses; levels 9 - 13 would include 83 residential units, plus and a roof-top amenity/mechanical floor. It is assumed that these would be very high-end units and leases would be for multiple years.
- d. There is only *one building in the project*.

*Thank you, Leslie. Please let me know if you have any questions or if I can be of any further assistance.*

Sincerely,



Tom Bartholomew